

S U M M A R Y

FILE NO.	2271	Thomas Guide Map No.	747
		Date Received:	01/08/08
		Date Distributed:	01/09/08
ENTITY	Covington Water District	Date Filed:	
ACTION	Property Owner Petition for Annexation to Permit Extension of Water Service Area/ Resolution for Annexation	Expiration 45 Days:	02/21/08
TITLE	The Ridge at Lake Sawyer - Division No. 3 Annexation	Board Meeting:	02/10/08

Location	The annexation area is located within Unincorporated King County. The northern boundary of the site is formed by SE 312 th Street Easement. The western-most boundary follows 204 th Avenue SE. The southern boundary is formed by SE 320 th Street. The eastern boundary generally follows 208 th Avenue SE (if extended).
Land Area	Approximately 161 acres (9 parcels)
Existing Land Use	Vacant Land (slated for future development with residential uses)
Population	None
Assessed Valuation	\$1,496,320.00
County Comprehensive Plan/County Zoning	Rural Residential Use (RR)– R-5 (one dwelling unit per 5 acres);
City Comprehensive Plan/ Zoning	Not Applicable
District Comprehensive Plan	The Covington Water District Comprehensive Plan/Coordinated Water Systems Plan establishes provisions for water service to the proposed annexation area (December, 2007).
District Franchise	The required franchise is provided, pursuant to the Covington Water District Comprehensive Plan, by agreement with King County.
Urban Growth Area (UGA)	The Ridge at Lake Sawyer - Division No. 3 Area is located within the Rural Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for The Ridge at Lake Sawyer - Division No. 3 Area. A Determination of Non-Significance was issued in December of 2007.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn; Pete von Reichbauer

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Auburn, Black Diamond; Covington, Kent, Maple Valley

Fire Districts: Mountain View Fire and Rescue (King County Fire Protection District No. 44); South King Fire and Rescue (King County Fire District No. 39); King County Fire Protection District No. 17; King County Fire Protection District No. 37; Maple Valley Fire and Life Safety (King County Fire District No. 43); King County Fire Protection District No. 47; City of Auburn; City of Kent

Water Districts: Soos Creek Water and Sewer District; Cedar River Water and Sewer District; King County Water District No. 111; City of Auburn Public Works Department

Sewer Districts: Soos Creek Water and Sewer District; Cedar River Water and Sewer District

School District: Kent School District No. 415

Other Jurisdictions: The Muckleshoot Tribe

SUMMARY - File No. 2271

The Covington Water District proposes to annex approximately 161 acres of land (nine parcels). The Covington Water District initiated this annexation proposal, based upon a citizen petition, pursuant to RCW 57.24 (Annexation of Unincorporated Territory) which permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in October of 2007.

The annexation area is located entirely within Unincorporated King County. The northern boundary of the site is formed by SE 312th Street Easement. The western-most boundary follows 204th Avenue SE. The southern boundary is formed by SE 320th Street. The eastern boundary generally follows 208th Avenue SE (if extended).

The Covington Water District includes within its Comprehensive Plan The Ridge at Lake Sawyer - Division No. 3 Area. The Ridge at Lake Sawyer - Division No. 3 Area Annexation is being proposed by the Covington Water District at this time in order to facilitate the provision of coordinated water services (including fire flow service) to the subject properties – which are developable with low-density residential uses permitted in the Rural Area. At present, public water services are not provided to The Ridge at Lake Sawyer - Division No. 3 Area. The District reports sufficient resources to provide services upon annexation to the development planned for The Ridge at Lake Sawyer – Division No. 3.

Covington Water District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed action specifically addresses King County Countywide Planning Policies, including Policies F-102, F-104 pertaining to the provision of public water services within the Rural Area. Provision of water service also supports environmental protection consistent with the County Comprehensive Plan.

The Ridge at Lake Sawyer - Division No. 3 Area will remain within the boundaries of Unincorporated King County. King County will continue to govern this territory. As such, annexation will not have any impact on land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning for The Ridge at Lake Sawyer - Division No. 3 Area. The proposed annexation will not affect other public services (e.g., policing, fire services).

(Note: The Ridge at Lake Sawyer – Division No. 3, based upon location in the Rural Area, will include on-site septic systems. Sanitary sewer service is prohibited by King County in the Rural Area.)

Covington Water District representatives report that the proposed annexation complies with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would be consistent with Objective 1, which calls for preservation of neighborhoods. This Area is linked by geographic features social fabric (e.g., similar land uses, open spaces, common terrain features) to properties currently within the Covington Water District Service Area and within the District boundaries.

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For The Ridge at Lake Sawyer - Division No. 3 Area, boundaries are primarily formed by roadways and by property lines. The Ridge at Lake Sawyer - Division No. 3 Area is co-terminus with existing Covington Water District Service Area boundaries.

The Ridge at Lake Sawyer - Division No. 3 Area Annexation would also be consistent with Objective 3, which calls for the creation of logical service areas. Local property owners have petitioned for annexation in order that water services for this area may be efficiently coordinated by a single local government unit. The Covington Water District is prepared to annex and serve The Ridge at Lake Sawyer - Division No. 3 Area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. The Ridge at Lake Sawyer – Division No. 3 Area lies within the Covington Water District Comprehensive Plan boundaries and so this action is consistent with District plans to serve the area.

Objective 8 and Objective 9 are not applicable to this Notice of Intention.

With the incorporation of The Ridge at Lake Sawyer - Division No. 3 Annexation Area, the Covington Water District will develop plans for installation of water service systems to serve these properties. Costs for installation of water services would be borne by consumers. No significant changes to revenue or expenditures are expected to the District, King County, or the citizens of the community in conjunction with the proposed The Ridge at Lake Sawyer - Division No. 3 Annexation.

Annexation will enable Covington Water District to provide water services necessary to support public health and safety for the residents of The Ridge at Lake Sawyer - Division No. 3 Area.